

### **Exhibit A - Statement of Intent**

It is the intent of the client to construct a new building on the 7,265 square foot lot located at 1500 Massachusetts Avenue with the property being located in a B1 Zone.

The preexisting three (3) story, three (3) family dwelling located at 1500 Massachusetts Ave was demolished in anticipation of the construction of a new three (3) story mixed-use building. The new building will feature ground level office space, as well as four (4) 2-bedroom dwelling units.

There are to be five (5) vehicular parking spaces on site, as well as four (4) short term bicycle parking spaces located near the front entry and eight (8) long term bicycle parking spaces located in a designated bike room in the interior of the building.

The preexisting building was run down and uninviting as it stood. There was a paved driveway stretching the entire front length of the building, and there was minimal landscaping. The proposed design intends to provide a more desirable and interactive streetscape. This will be accomplished by adding maintained landscaped areas at the front of the building, as well as using materials and architectural elements such as bay windows to create visual ties to the existing buildings in the area. New storefront windows and doors at the ground floor will create a visual connection to the new retail space inside. New exterior lighting will be added both for aesthetics and safety purposes. The proposed design is a sophisticated way to give the building a more inviting and interactive street presence.

The lot is located in an area which contains many commercial businesses such as Mal's Auto Body, an extensive car washing business operation, a liquor store as well as other commercial enterprises further down Massachusetts Avenue in an easterly direction including Trader Joe's, and a major pharmacy and the combination of residential and commercial units in the building are a nice fit in the mixed use district in which the property is located.

The Petitioner's proposal would require six (6) parking spaces and five (5) are provided.

There is no parking requirement for the office space as that space comprises less than 3,000 square feet of the building.

The Petitioner will be applying for relief with respect to Section 6.1.5 of the zoning bylaw which allows a parking reduction in a business zone if allowed by the Redevelopment Board to 25% of that required in the Table of Off Use Street Parking regulations.

The Petitioner in accordance with subsection c of Section 6.1.5 will provide the following three TDM parking reduction methods:

1. Petitioner will provide covered bicycle parking and storage.
2. An electric charging station will be provided on site as shown on Petitioner's plans.
3. Petitioner will provide bicycle sharing on site.
4. A shower will be installed in the office unit.
5. All leases relating to the residential units will contain a provision that each residential tenant has the use of only one (1) parking space in the parking area.

The fact that employees of the office space can use public transportation and the four (4) short term bicycle parking spaces and the eight (8) long term bicycle parking spaces represents an open invitation

to individuals to use bicycles to travel to and from the building for any purpose including traveling to places of employment in the case of residents of the building and for business customers of the office space.

There is an MBTA bus stop in close proximity to the property to accommodate any residents of the building or any visitors to the office space who wish to travel to and from the location particularly so with respect to individual residents who may be employed in the Boston/Cambridge area who can simply leave their cars at the 1500 Mass Ave property and travel by public transportation to their places of employment.

The proposed building provides a large green open space at the rear of the building as well as additional open space on the side of the building as shown on Petitioner's plans.

The plans propose a two-way driveway for vehicular traffic with the addition of interior and exterior bicycle parking which will allow and make it more convenient for any employee of the office unit as well as residents to commute either to their employment or elsewhere by bicycle.

Petitioner's plans will add four (4) additional dwelling units in the Town as well as office space which is in keeping with the mix use intent of Zoning Bylaw.

Each of the upper level residential units will contain two (2) bedrooms and Petitioner suggests to the members of the Board that there has been an expressed need for additional residential units in the Town both as expressed in communications from the State level and provisions of the Master Plan for the Town.

The parking areas for motor vehicles for the office unit and the four (4) residential units are depicted on Plan AS101 and four spaces are located to the rear of the property adjacent to the driveway.

Given the height of the abutting buildings to the locus, i.e. the apartment house located to the left of the property, the residence to the rear of the property and the commercial property abutting the locus there will be "no shadow" effect from the construction on neighboring properties with respect to the proposal.

TOWN OF ARLINGTON

REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For Projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

***Preservation of Landscape: Landscaping on the existing site is unmaintained and overgrown. There is a large paved driveway stretching the front length of the existing building, allowing for a less than desirable streetscape. The proposed design provides a large landscaped green open space at the rear of the building as well as additional landscaped open space on the side of the building. The proposed landscaping is to be maintained and more visually appealing than the existing conditions.***

2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

***Relation of Buildings to Environment: The scale of the proposed building and front setback is appropriate based on the existing buildings in the area. The use of materials and architectural accents such as bay windows will create visual ties to the existing buildings in the area.***

3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

***Open Space: The existing building on the existing site features a large paved driveway stretching the front length of the building, allowing for minimal landscaping. The proposed building provides landscaped areas along the streetscape, as well as a large amount of green open space at the rear of the building and additional green open space on the side of the building.***

4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by section

8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

***Circulation: The proposed design includes a two-way driveway that will create an easy flow of vehicular traffic. The addition of interior & exterior bicycle parking, designated as required by section 6.1.12 of the town Bylaw, will also make it more convenient / practical for employees & residents to commute via bicycle. See attached plans.***

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

***Surface Water Drainage: Driveways are to be constructed using a permeable, fast draining concrete system. One (1) catch basin drain is to be installed in the parking lot, and one (1) trench drain is to be installed at the base of the driveway as noted in plan AS101.***

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

***Utility Service: Method of utility service is to remain as is.***

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of section 6.2 of the zoning Bylaw.

***Advertising Features: The proposed advertising features have been designed to meet the requirements of section 6.2 of the town Bylaw. The proposed signs are to be wall signs mounted to the front façade of the building. The location and dimensions of the proposed signs are indicated in the architectural drawings.***



8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

***Special Features: The proposed design does not include the addition of any exposed storage areas, service areas, truck loading areas, utility buildings, or structures.***

9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

***Safety: The proposed interior layout plans have been designed to facilitate building evacuation and accessibility by fire, police, and other emergency personnel and equipment.***

10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

***Heritage: There are no historical buildings on the site or on adjacent properties.***

11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

***Microclimate: The proposed plans do not include the installation of machinery which emits vapor or fumes. The building has been designed in accordance with the height and dimensional requirements contained in the Zoning Bylaws.***

12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

***Sustainable Building and Site Design: This project will be built in compliance with all codes, including building, mechanical, electrical, plumbing, and energy conservation codes. While the applicant will not seek LEED certification for this project, many LEED initiatives across all categories will be implemented. With regards to the interior renovations, the applicant will endeavor to achieve points for materials and resources where possible during documentation.***

***See attached LEED Project Checklist for more information.***

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

***The proposed use of the property is listed as a special permit in the use regulations for the B1 Neighborhood Office District.***

2. The requested use is essential or desirable to the public convenience or welfare.

***The majority of the proposed building is residential, as is the existing building. The ground floor will feature office space as requested by the ARB.***

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

***The existing curb cut at 1500 Mass Ave will be shortened. The proposed design includes a two-way driveway that will create an easy flow of vehicular traffic. The addition of interior & exterior bicycle parking, designed as required by section 6.1.12 of the town Bylaw, will also make it more convenient / practical for employees & residents to commute via bicycle. See attached plans.***

4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

***The majority of the proposed building is residential, as is the existing building. The proposed use will not add any substantial loads on utilities.***

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

***Any special regulations for the use as may be provided in this Bylaw are fulfilled.***

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

***The use of this property will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.***

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

***The use of the property will not be in excess or detrimental to the character of the neighborhood.***

**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 for Application to  
 The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 1500 Mass Ave, Arlington MA

Zoning District B1

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Present Use/Occupancy: No. of Dwelling Units:  
Three Family, 3 Dwelling Units

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:  
Mixed Use, 4 Dwelling Units

Uses and their gross square feet:

Residential: 4,370.2 sf Office: 1,038 sf

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	7,265	7,265	min. 5,000
Frontage	80	80	min. 50
Floor Area Ratio		0.74	max. 0.75
Lot Coverage (%), where applicable	-----	-----	max. -----
Lot Area per Dwelling Unit (square feet)	-----	-----	min. -----
Front Yard Depth (feet)	17.3	2.5	min. 20
Side Yard Width (feet) right side	44.9	21.6	min. 10
left side	5.1	10	min. 10
Rear Yard Depth (feet)	10.3	46.5	min. 20
Height			min.
Stories	3	3	stories 3
Feet		32' 8"	feet 35
Open Space (% of G.F.A.)			min.
Landscaped (square feet)		2,296.5	(s.f.) 1,081.6
Usable (square feet)		877.4	(s.f.) 874.04
Parking Spaces (No.)		5	min. 6
Parking Area Setbacks (feet), where applicable		5	min. 10, 5 w/ suitable wall
Loading Spaces (No.)	0	0	min. 0
Type of Construction			
Distance to Nearest Building		10	min.

\*Sec. 5.3.21

# OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Section 2, Definitions and Section 5, District Regulations

Address 1500 Mass Ave, Arlington MA

Zoning District B1

## OPEN SPACE

Total lot area

EXISTING

7,265 sf

PROPOSED

7,265 sf

Open Space (Usable)\*

877.4

Open Space (Landscaped)

2,296.5 sf

\*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

## GROSS FLOOR AREA (GFA)

Accessory building

Basement or cellar (>5' excluding mechanical area)

1<sup>st</sup> Floor

1,327.8 sf

2<sup>nd</sup> Floor

2,040.2 sf

3<sup>rd</sup> Floor

2,040.2 sf

4<sup>th</sup> Floor

5<sup>th</sup> Floor

Attic (>7'0" in height, excluding elevator, mechanical area)

Parking garages (except as used for accessory  
Parking garages or off street loading purposes)

All weather habitable porches and balconies

Total Gross Floor Area (GFA)

5,408.2 sf

## REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA

20% (% of Residential GSF only per section 5.3.21)

Proposed Landscaped Open Space Percent of GFA

42%

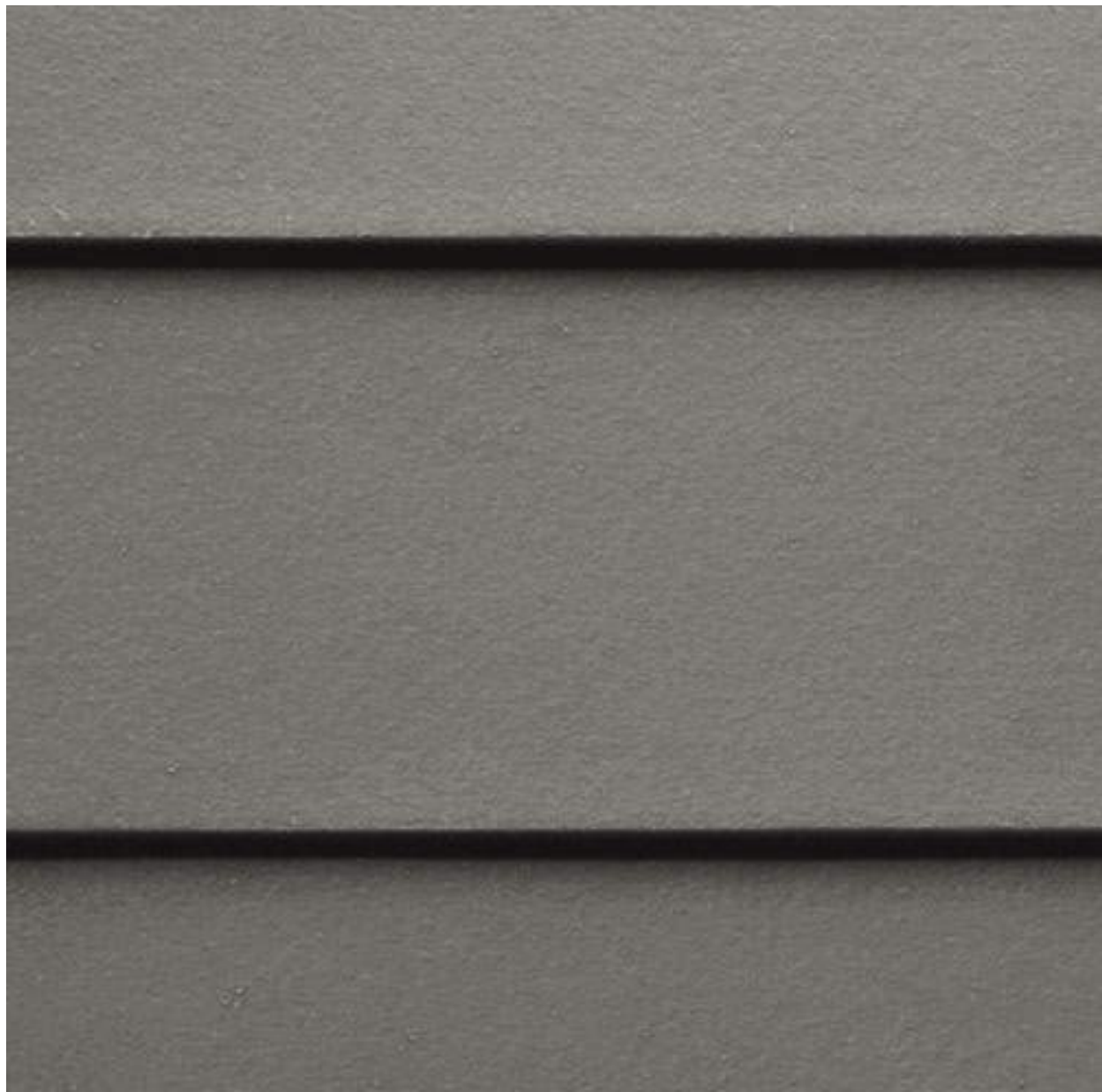
This worksheet applies to plans dated \_\_\_\_\_ designed by \_\_\_\_\_

Reviewed by Inspectional Services \_\_\_\_\_ Date: \_\_\_\_\_

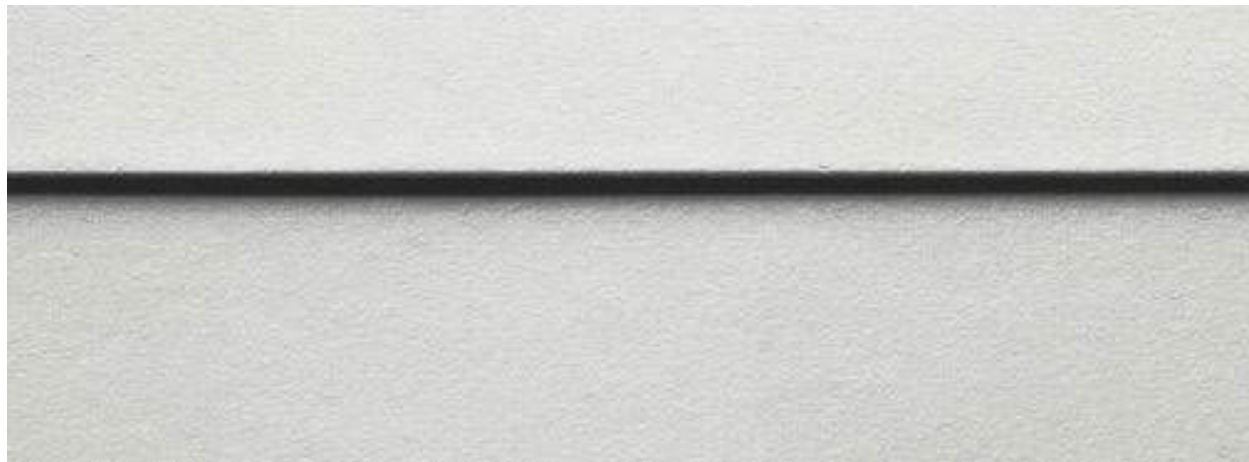




PROPOSED EXTERIOR DESIGN



JAMES HARDIE - AGED PEWTER



AZEK TRIM - WHITE



POWDER COATED BLACK ACCENTS



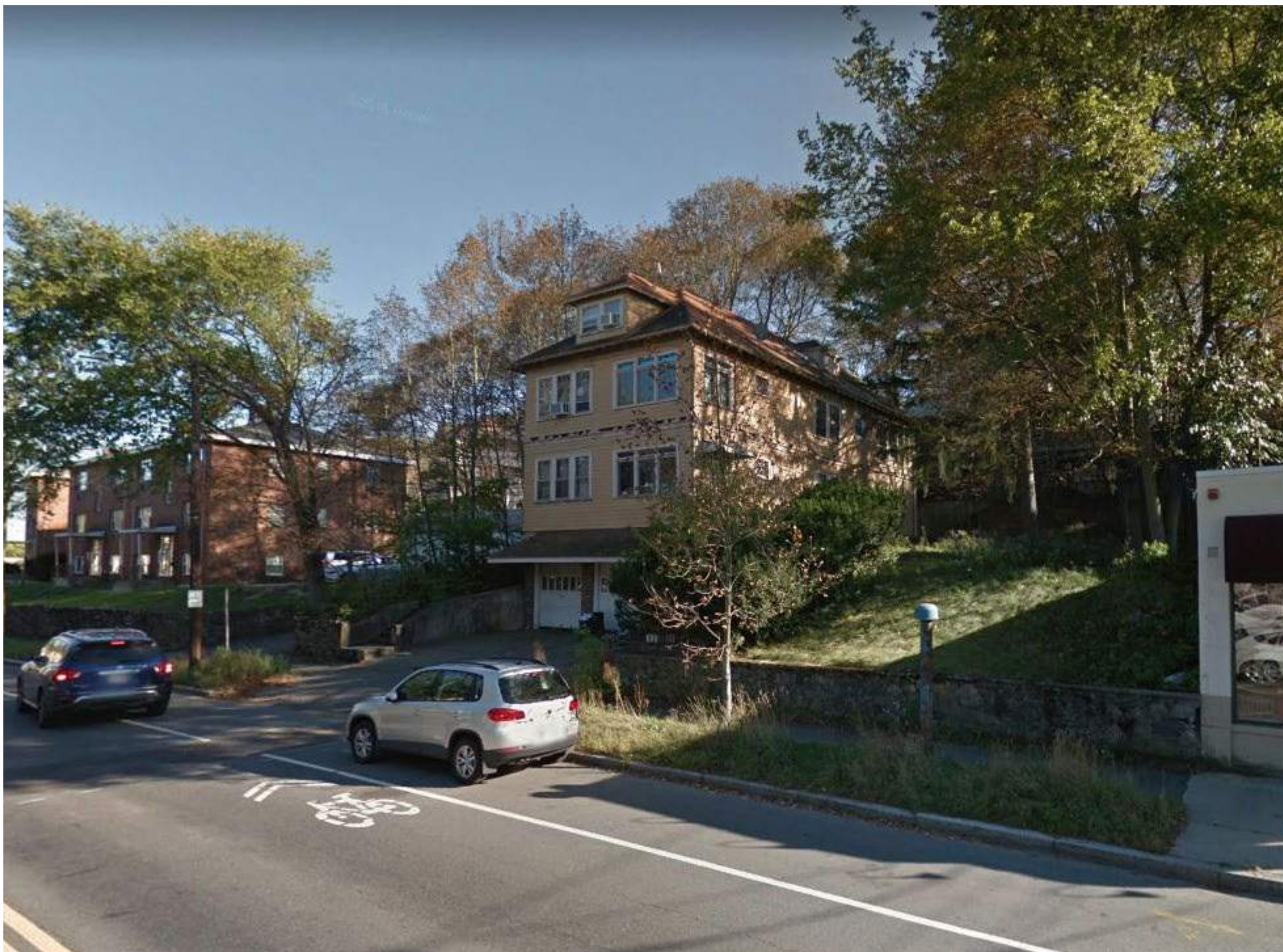
SHADES OF LIGHT -  
OUTDOOR SCNCE



PROPOSED SITE SECTION

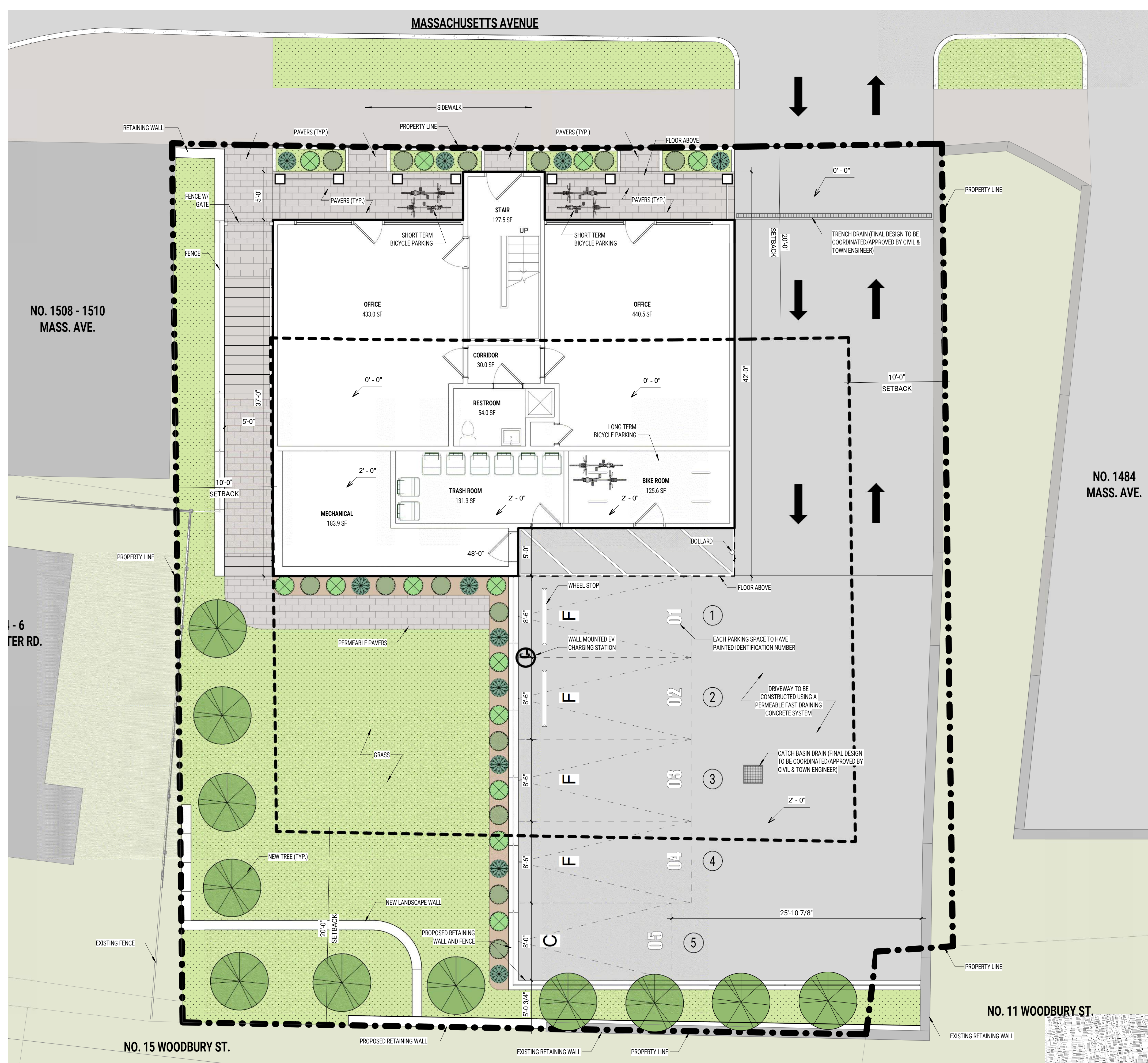
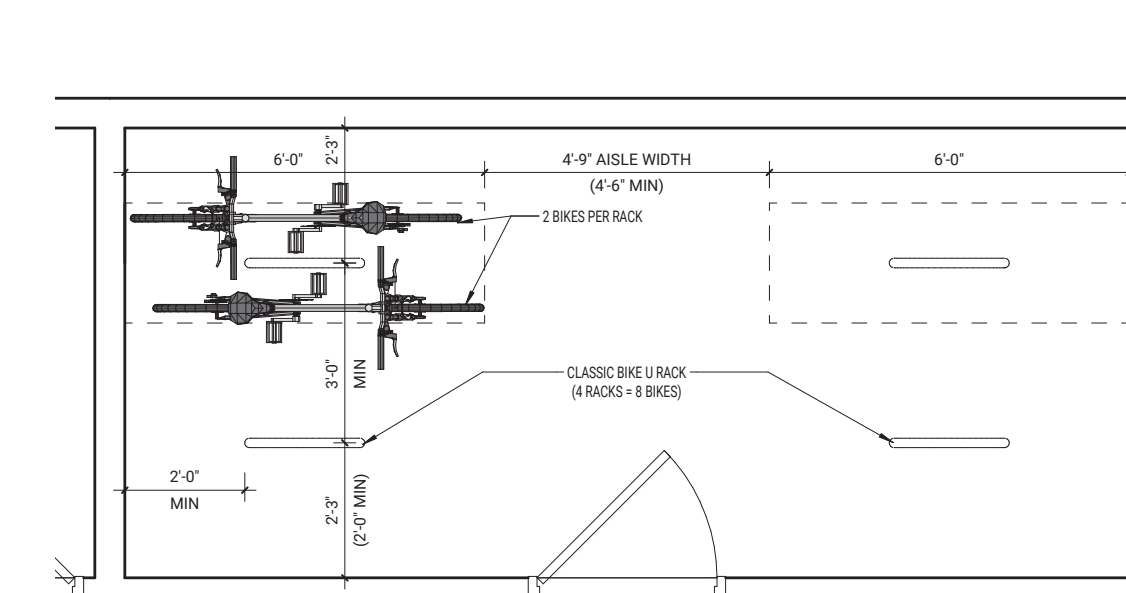
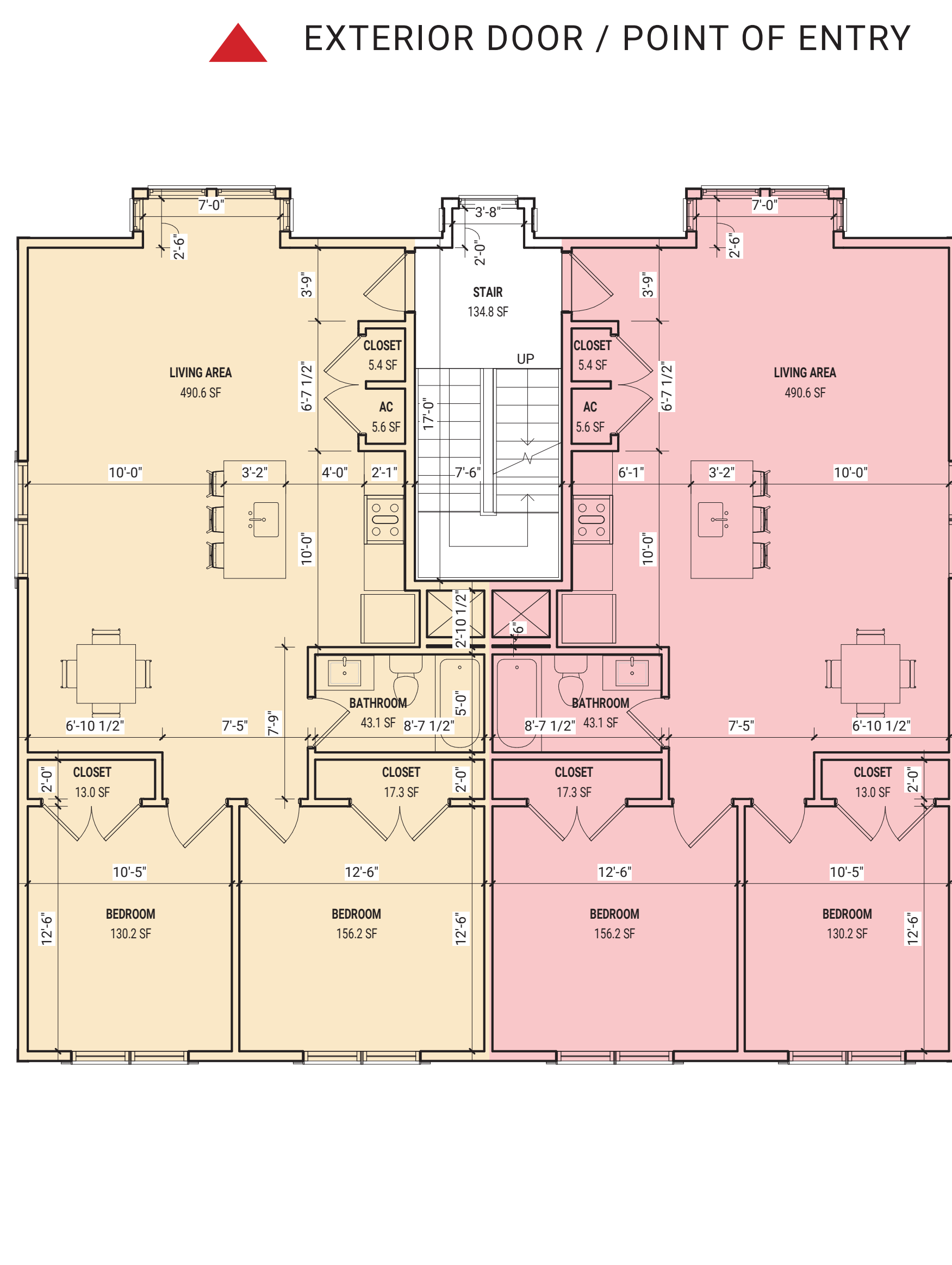
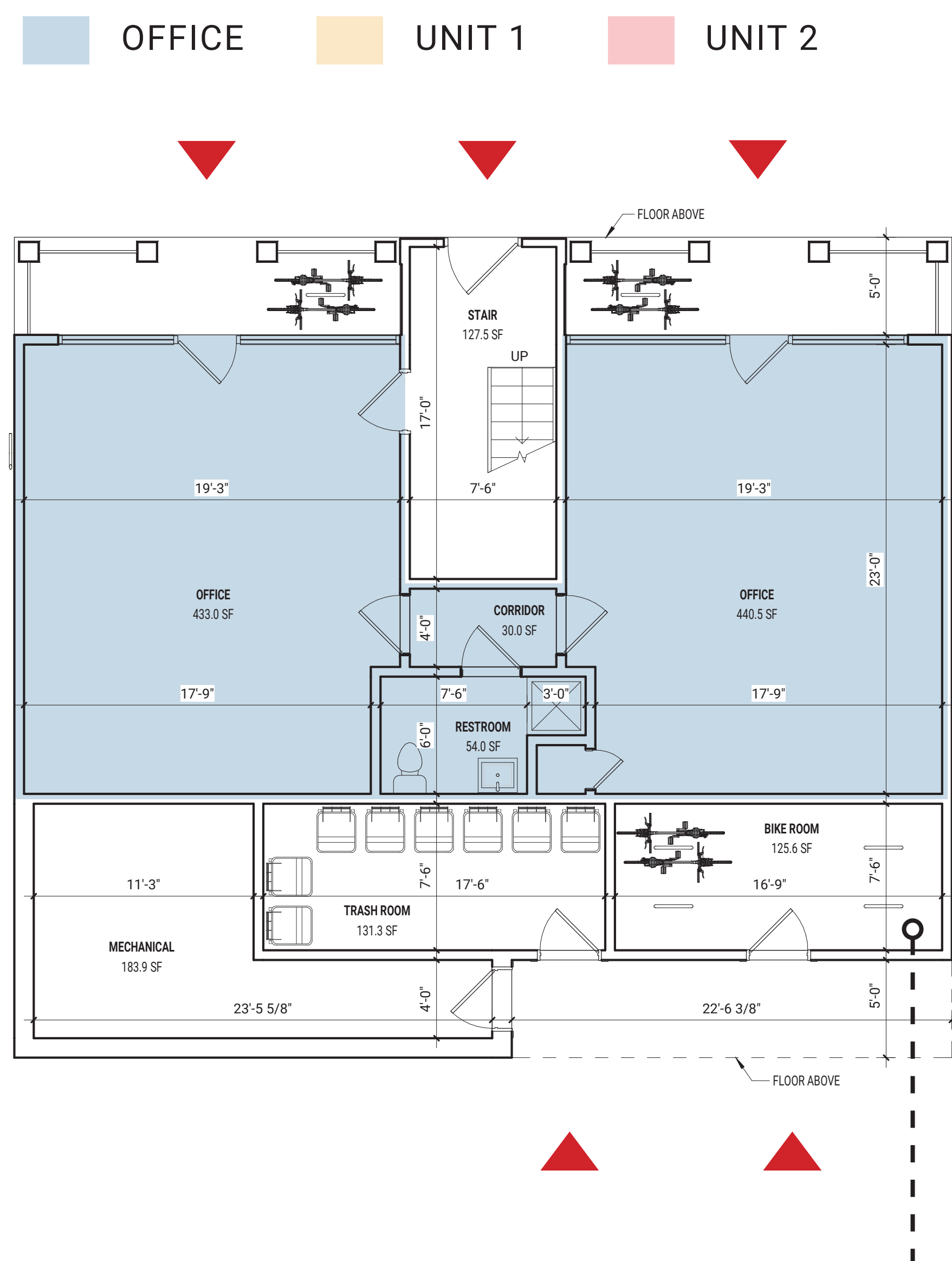


PROPOSED NORTH ELEVATION

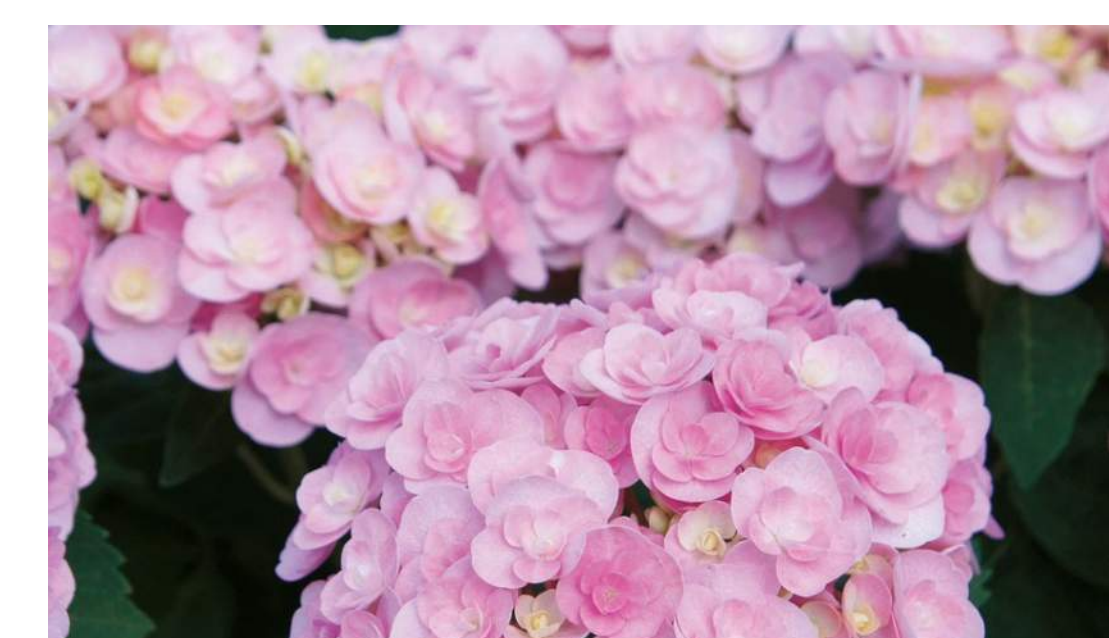
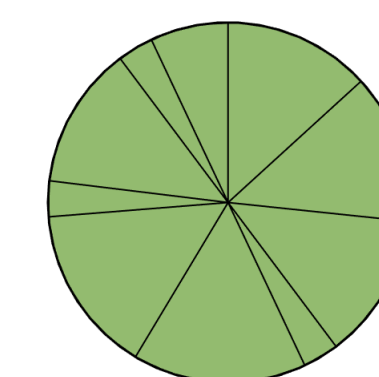
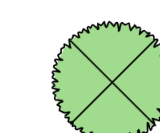


EXISTING CONDITIONS

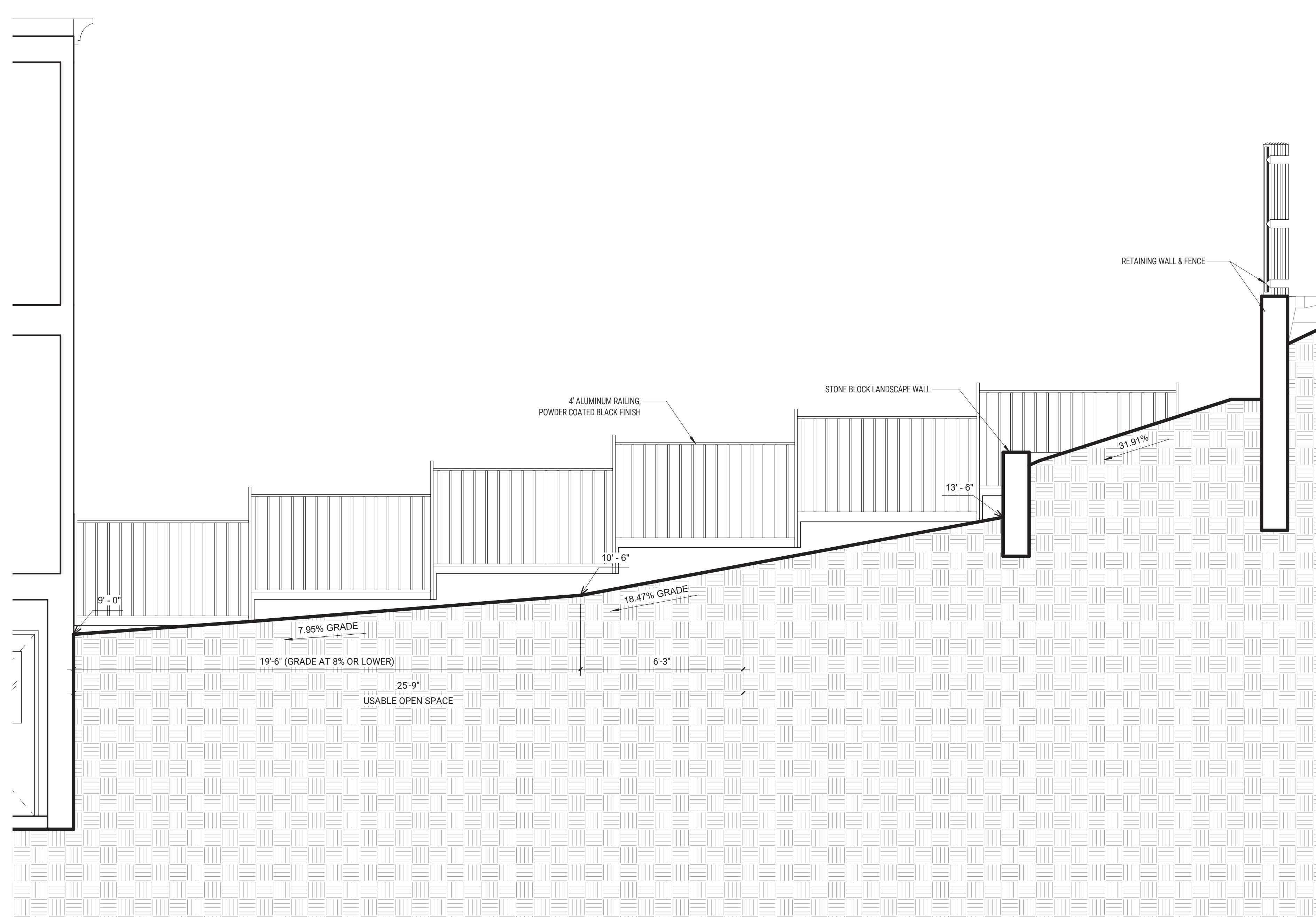




### SITE PLAN LEGEND







PROPOSED OPEN SPACE SECTION



PROPOSED SIDE YARD WALKWAY



PROPOSED OPEN SPACE







CONSULTANTS:

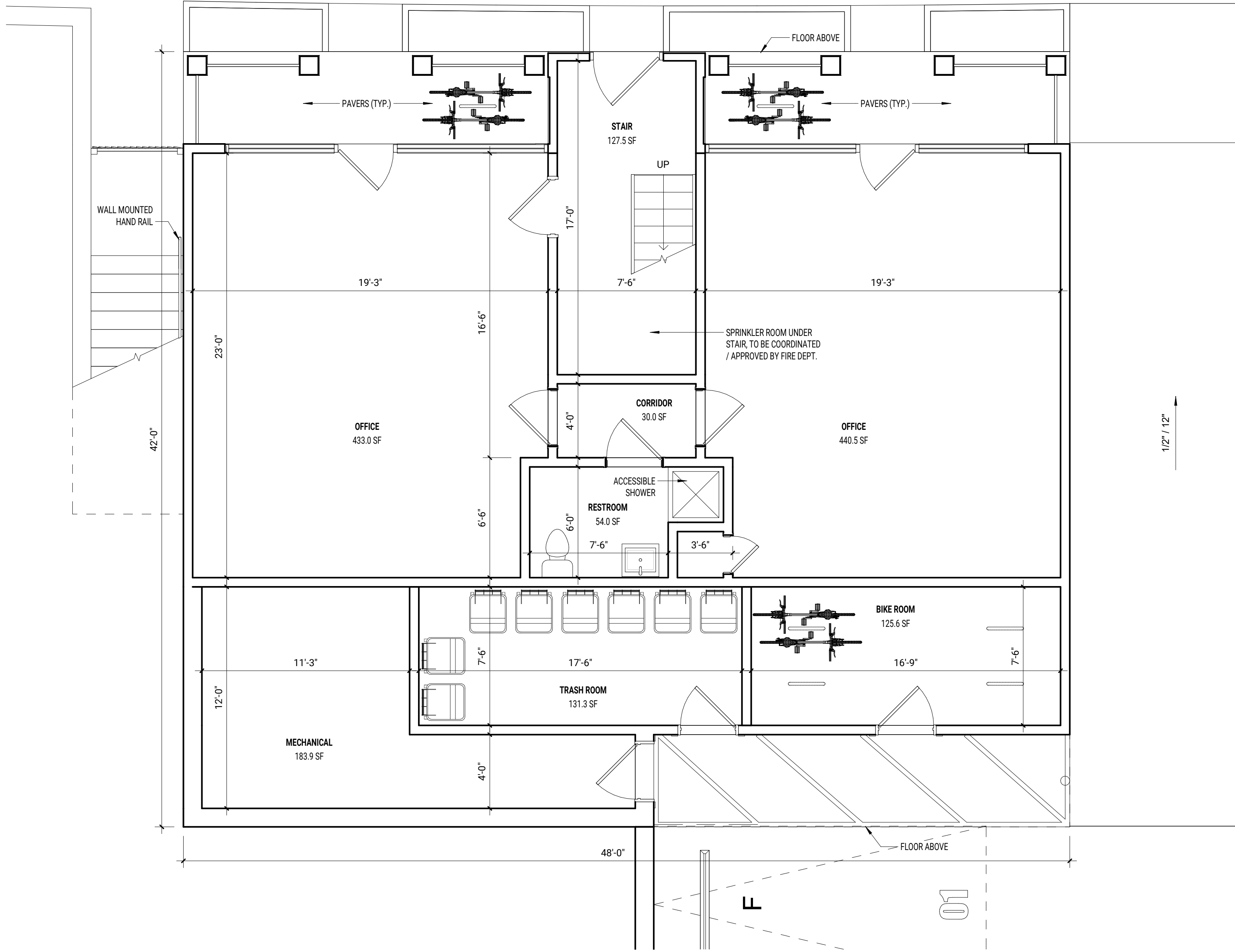
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DRAFT

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ADDRESS:  
1500 Massachusetts Ave, Arlington MA  
DATE ISSUED: 10/27/2020  
PROJECT #: 19018  
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DRAWN BY: EAD

1ST FLOOR CONSTRUCTION  
PLAN



CONSULTANTS:

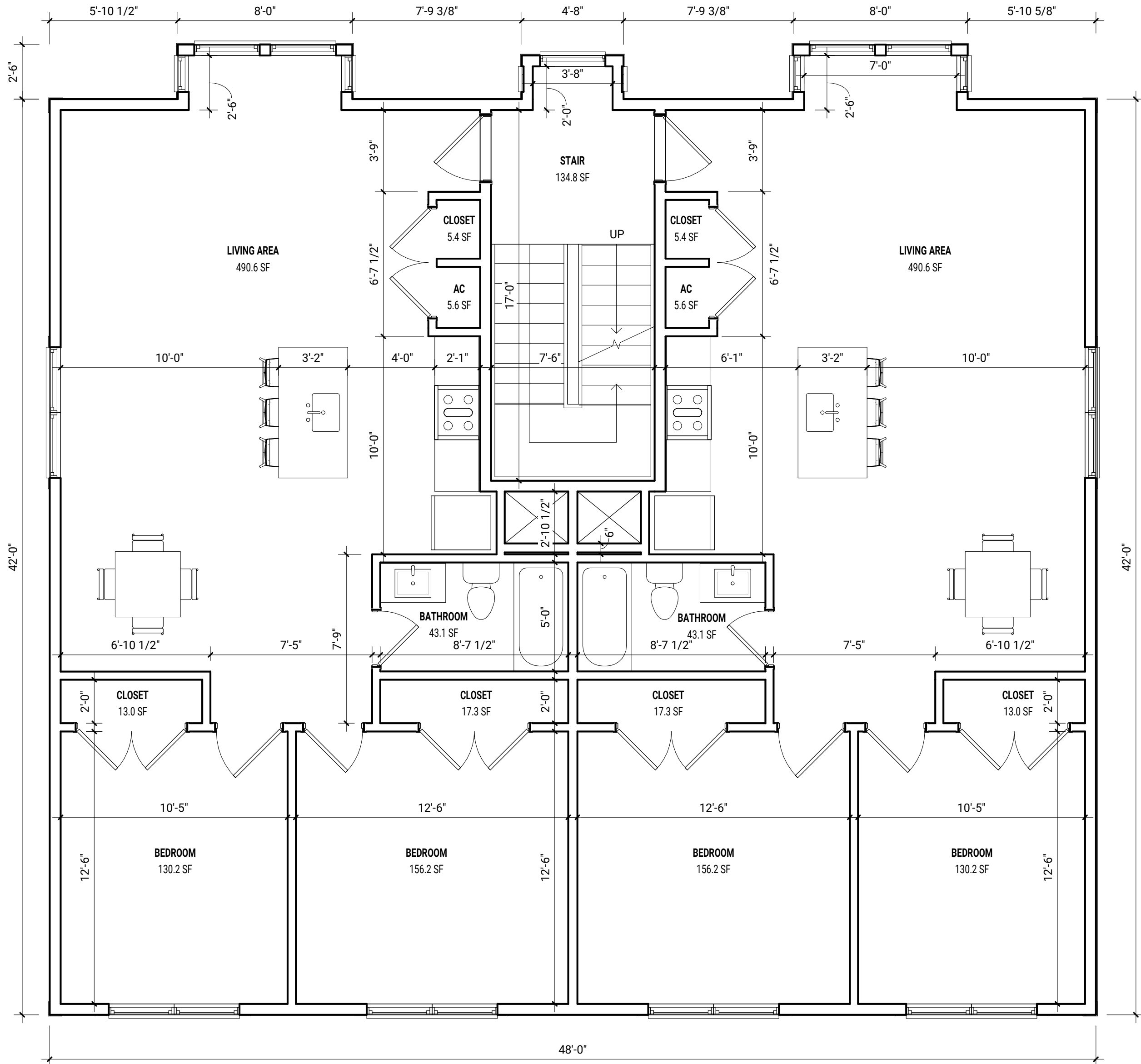
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2ND FLOOR CONSTRUCTION  
PLAN



CONSULTANTS:

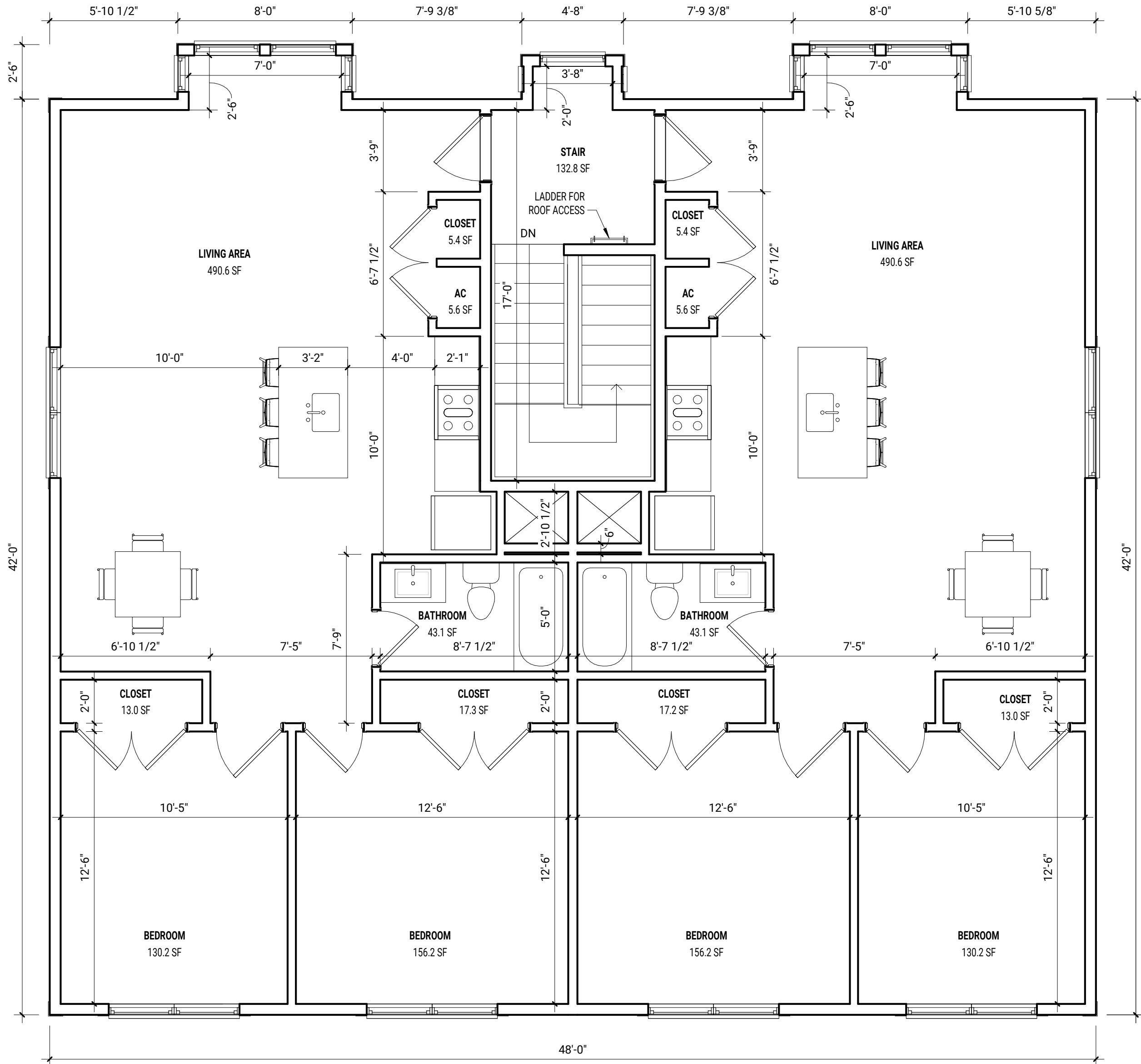
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3RD FLOOR CONSTRUCTION  
PLAN



CONSULTANTS:

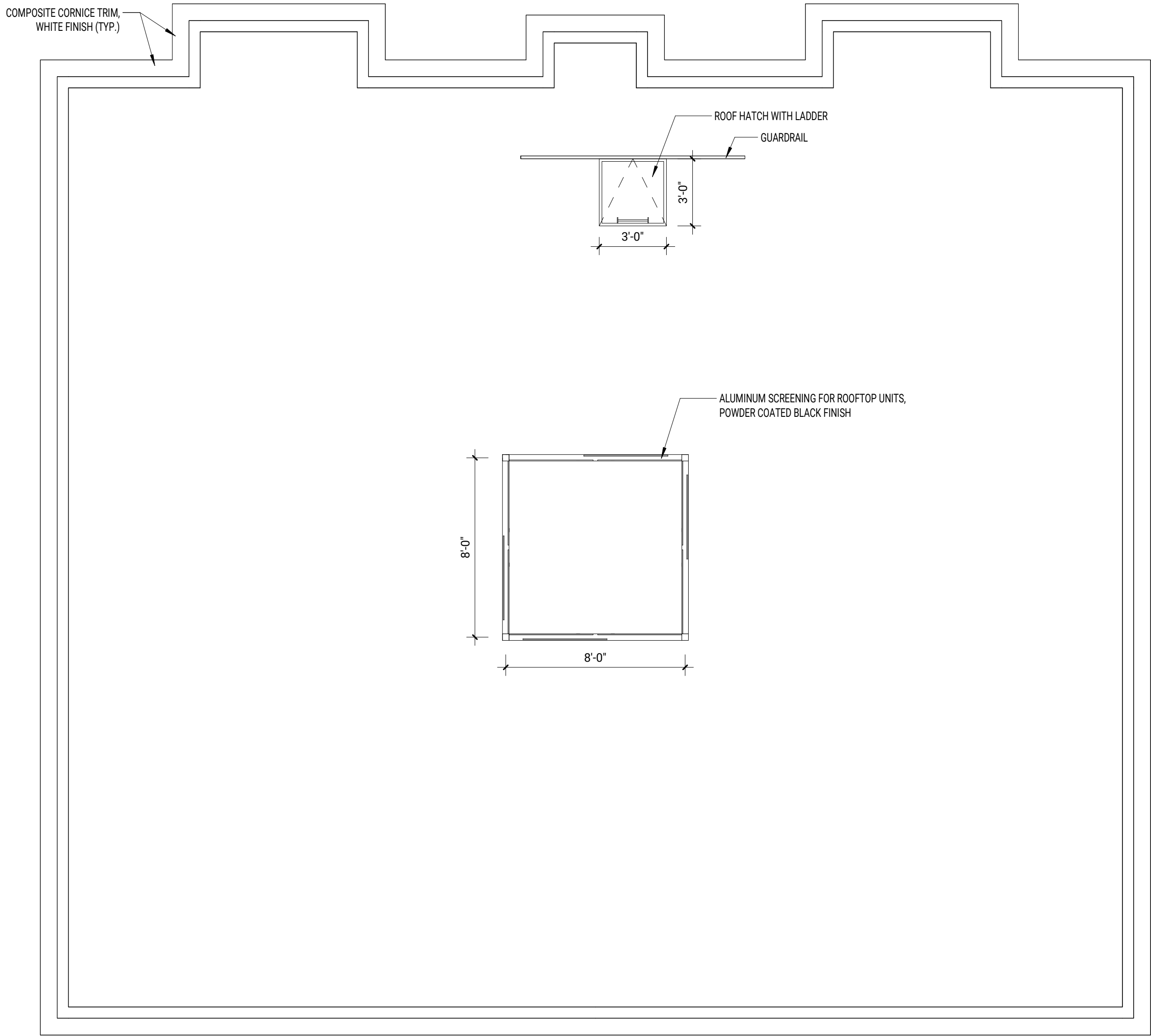
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ROOF CONSTRUCTION PLAN



CONSULTANTS:

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NORTH BUILDING ELEVATION



CONSULTANTS:

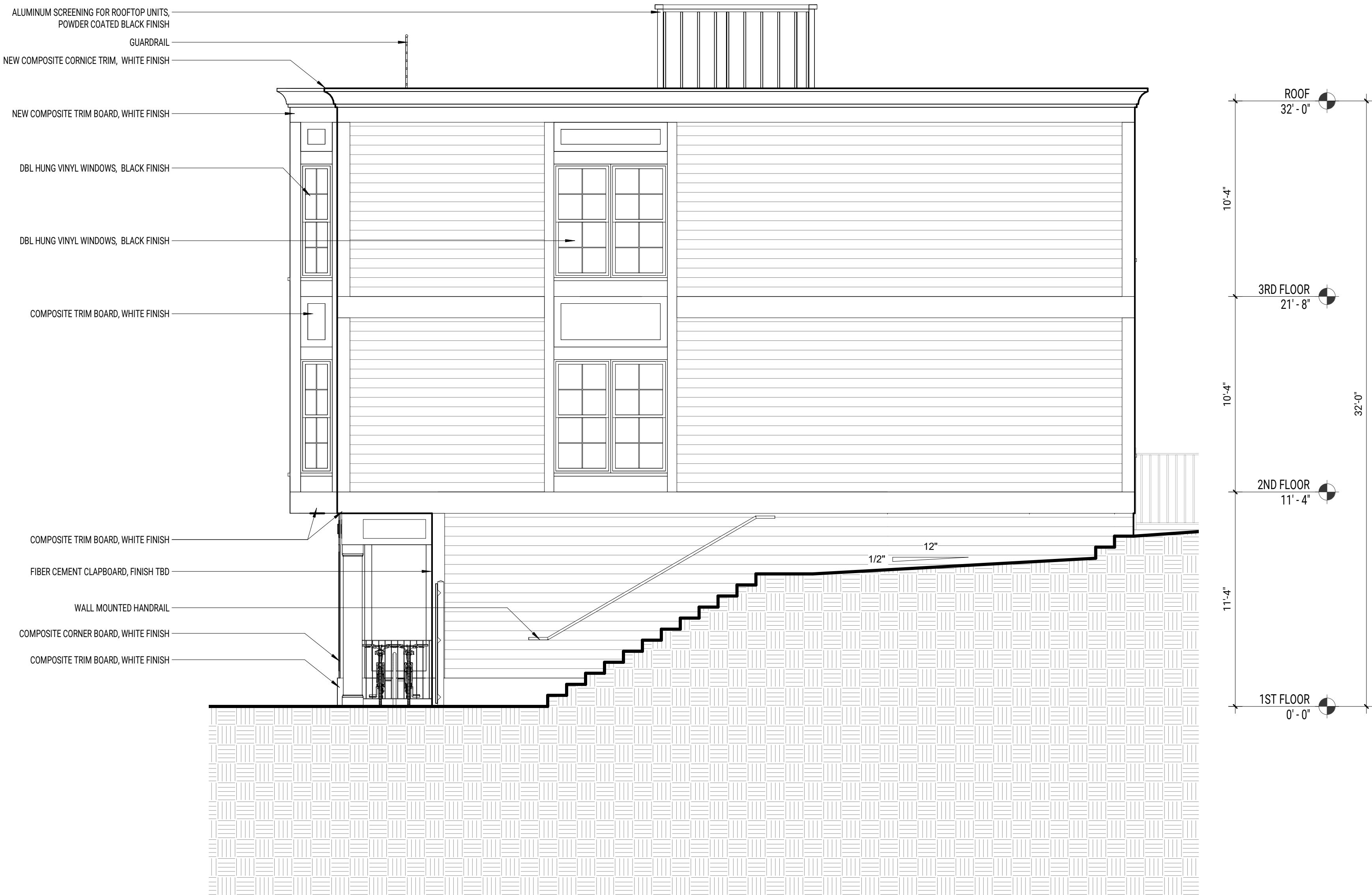
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1500 Massachusetts Ave, Arlington MA  
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WEST BUILDING ELEVATION



CONSULTANTS:

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SOUTH BUILDING ELEVATION

A-203



CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)




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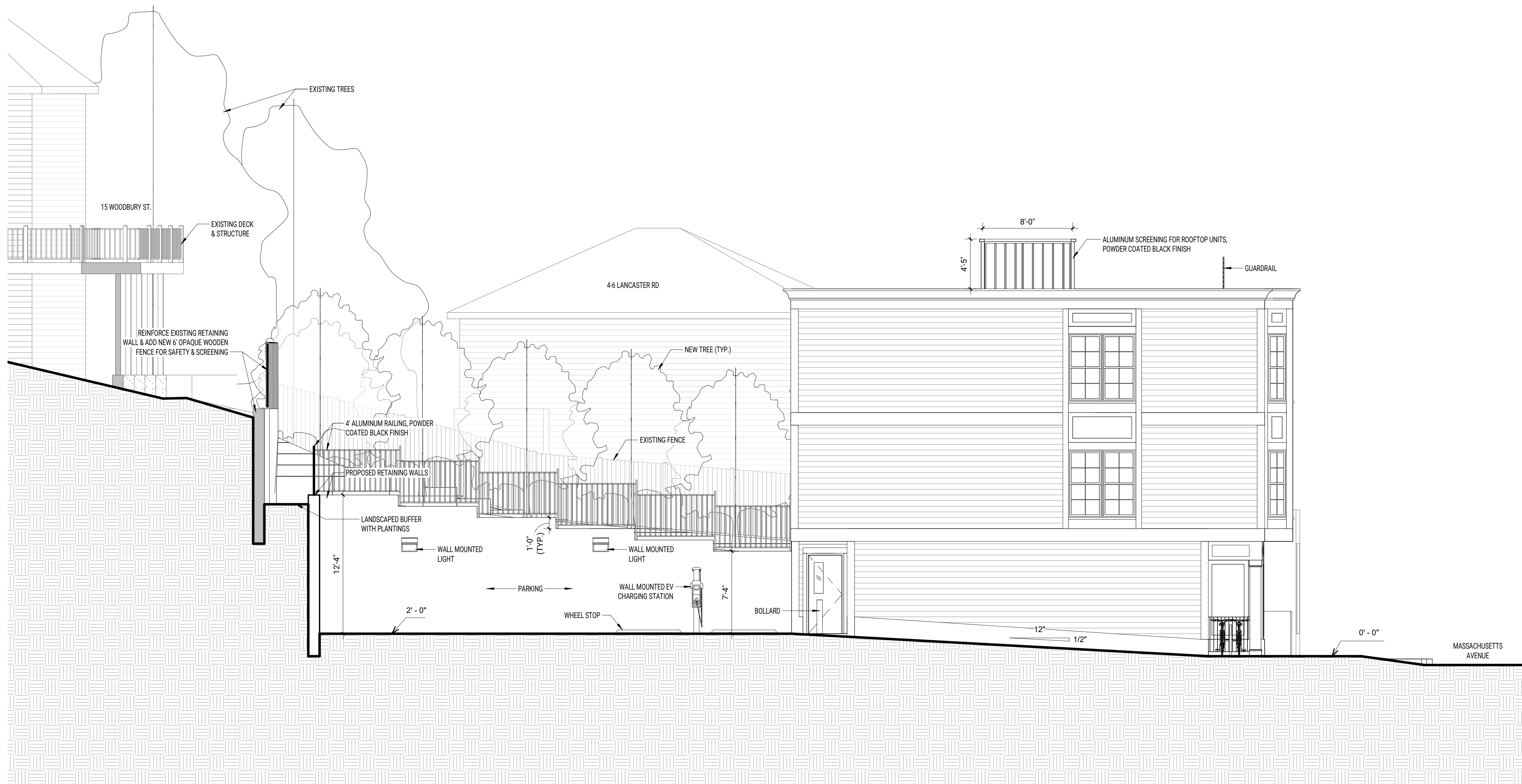
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ADDRESS:  
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DATE ISSUED: 10/27/2020  
PROJECT #: 19018  
SCALE: 1/4" = 1'-0"  
DRAWN BY: EAD

EAST BUILDING ELEVATION

A-204







ROOF  
32' - 0"

3RD FLOOR  
21' - 8"

2ND FLOOR  
11' - 4"

1ST FLOOR  
0' - 0"

MF  
DS  
A+P

MONTE FRENCH DESIGN STUDIO (MFDS)  
650 COLUMBUS AVE, STE. A  
BOSTON MA, 02118  
T: 617-606-4496  
WWW.MFDS-BOS.COM

CONSULTANTS:

ZONING SET  
(NOT FOR CONSTRUCTION)

DRAFT

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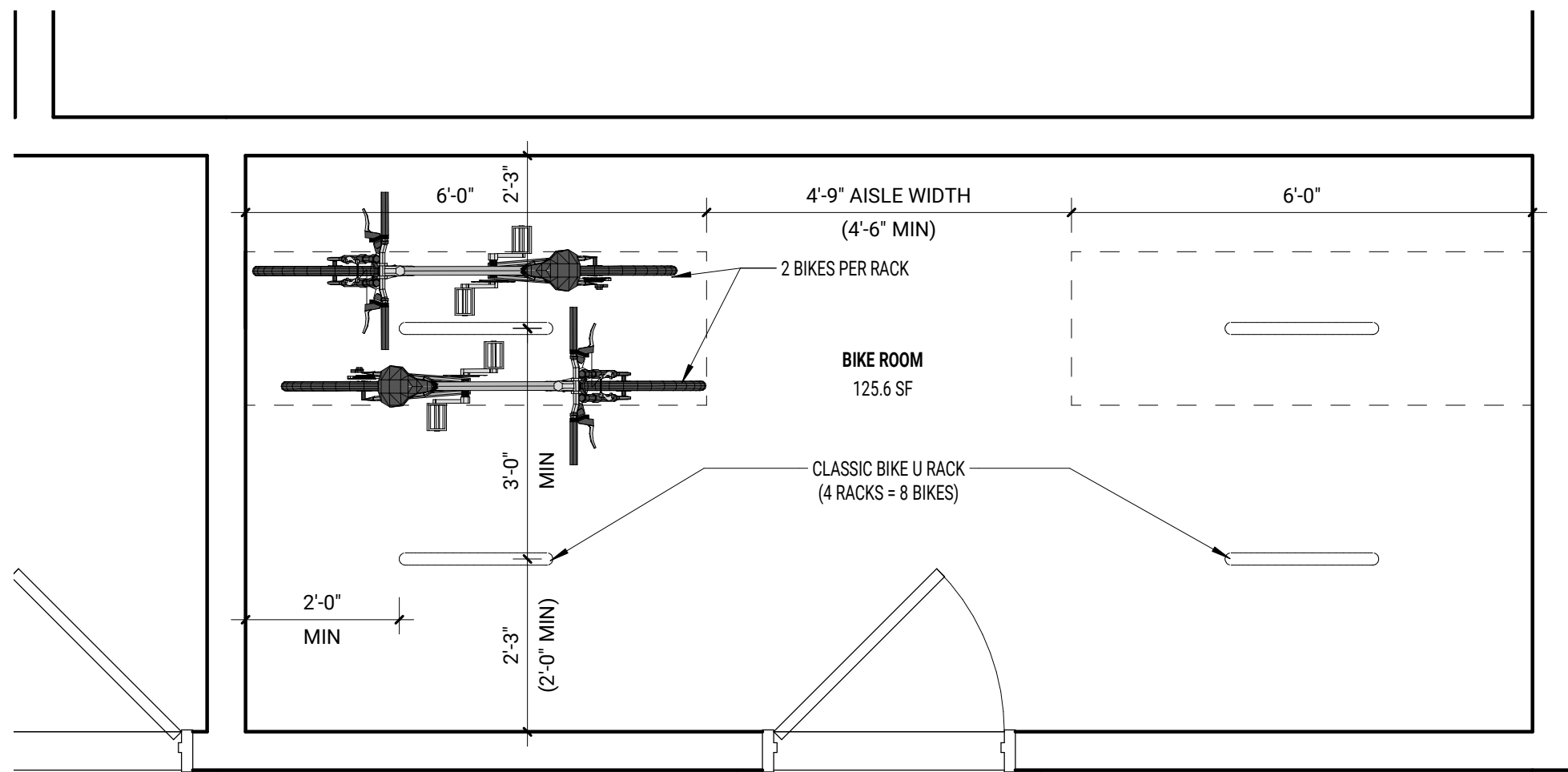
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Massachusetts  
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ADDRESS:  
1500 Massachusetts Ave, Arlington MA

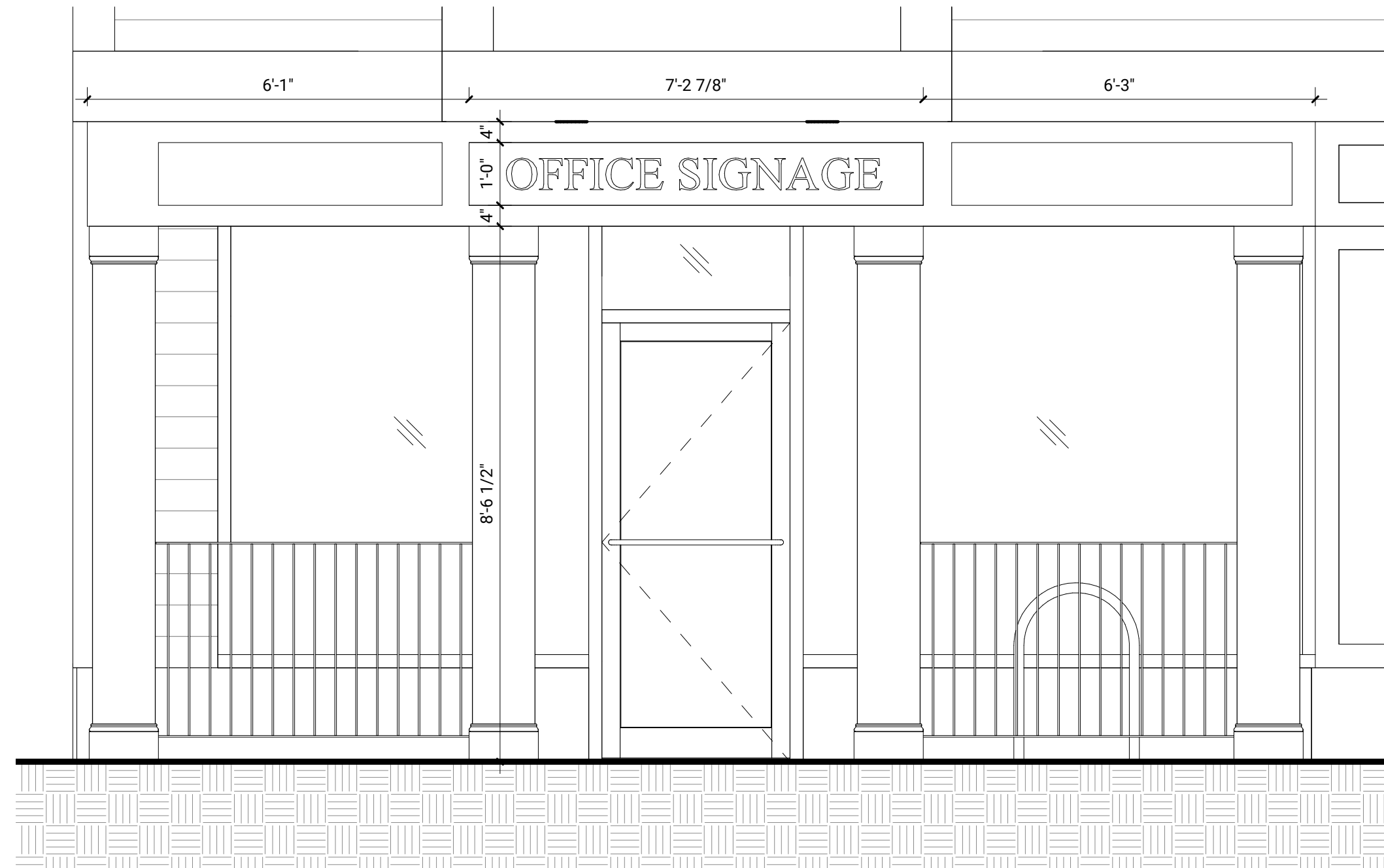
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EAST BUILDING SECTION

A-301

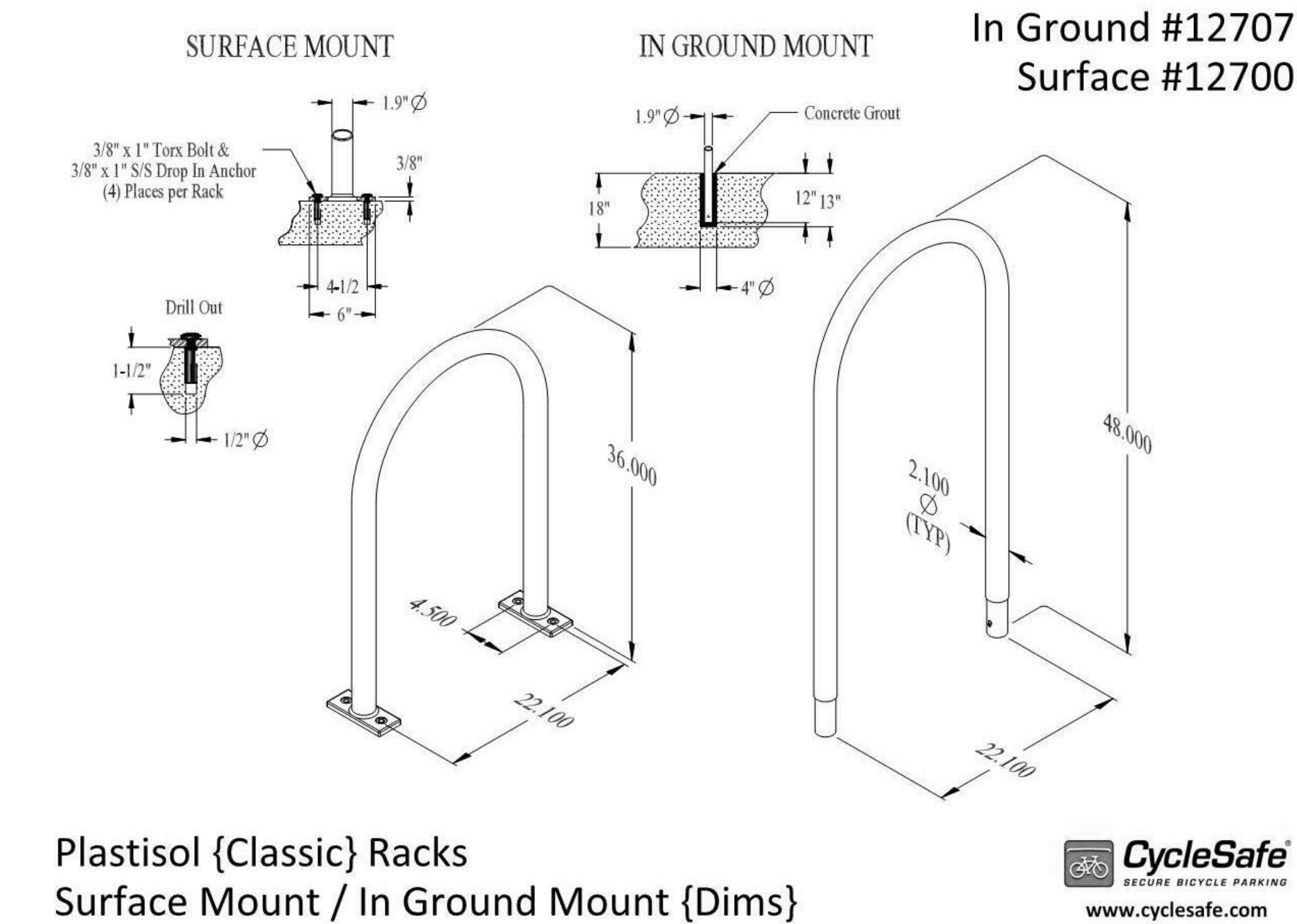
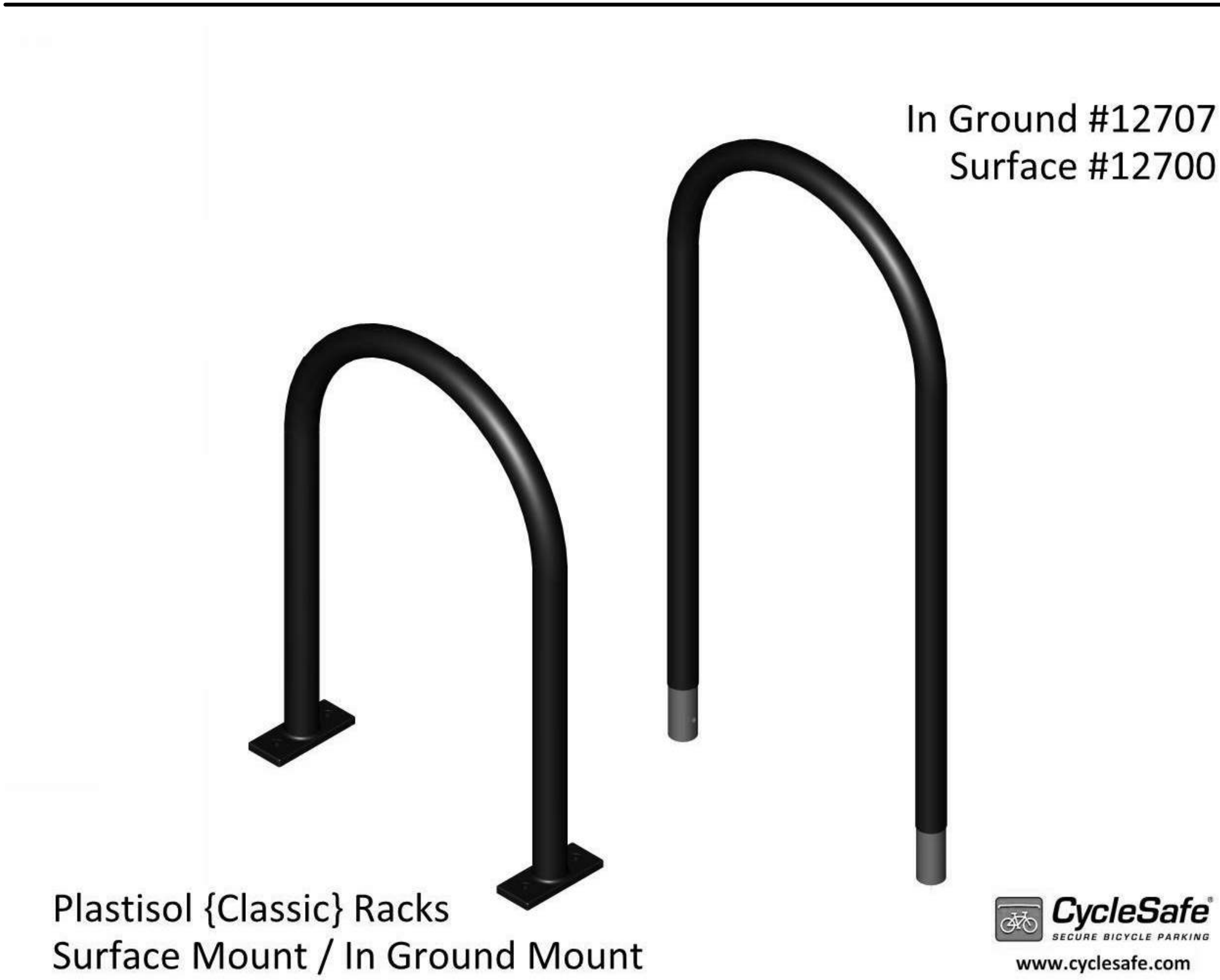


1 ENLARGED PLAN - BICYCLE ROOM  
SCALE: 1/2" = 1'-0"



2 ENLARGED ELEVATION - BUILDING SIGNAGE  
SCALE: 1/2" = 1'-0"

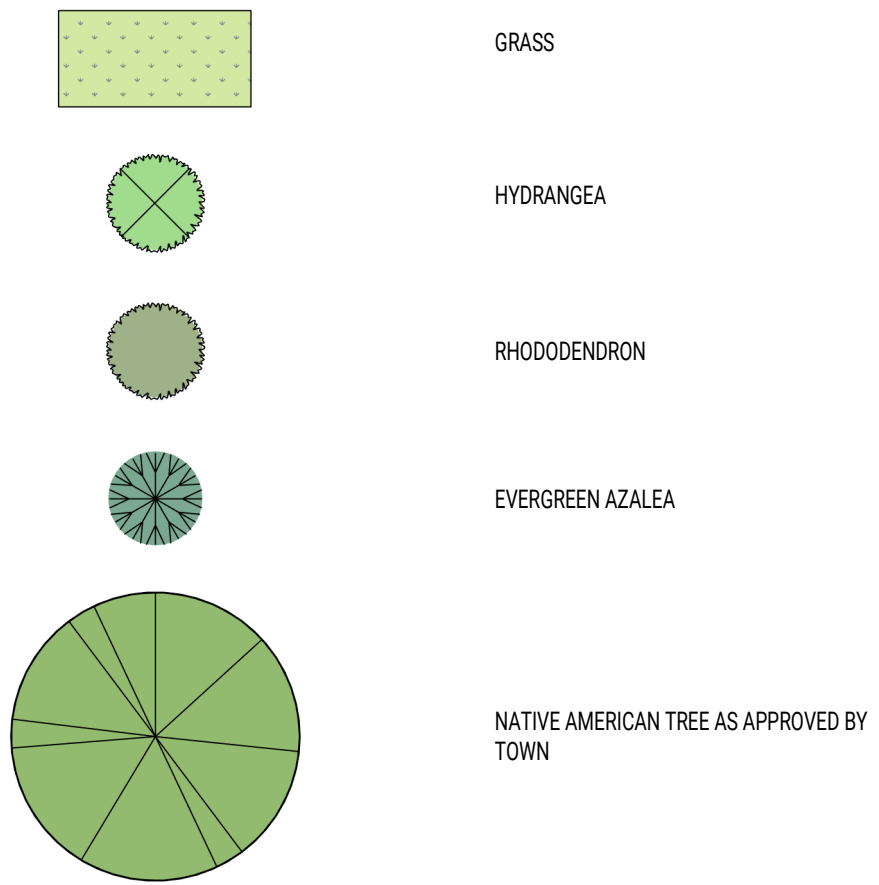
BIKE RACK SPECIFICATIONS





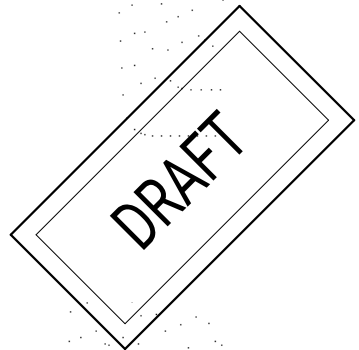


PLANTING LEGEND



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SCALE: As indicated  
DRAWN BY: EAD

ENLARGED OPEN SPACE PLAN





**SULTANTS:**

**ZONING SET**  
(NOT FOR CONSTRUCTION)

CRAFT

DATE:	DESCRIPTION:
LOG:	

ECT NAME:

500  
Massachusetts  
ve

**ESS:**  
Massachusetts Ave, Arlington MA

ISSUED: 10/27/2020

ECT #: 19018

**E:**  $3/8" = 1'-0"$

WIN BY: EAD

### TABLE OPEN SPACE SECTION

# A-403

